042.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,700 / 792,700
					USE VALUE:	792,700 / 792,700
					ASSESSED:	792,700 / 792,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWLER RICHARD H & ANN M
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	48 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 1762 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4424.000	348,200	2,300	442,200	792,700
Total Card	0.102	348,200	2,300	442,200	792,700
Total Parcel	0.102	348,200	2,300	442,200	792,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.89 /Parcel: 449.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 29383
GIS Ref:
GIS Ref:
Insp Date: 04/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	348,200	2300	4,424.	442,200	792,700		Year end	12/23/2021
2021	101	FV	337,800	2300	4,424.	442,200	782,300		Year End Roll	12/10/2020
2020	101	FV	337,800	2300	4,424.	442,200	782,300	782,300	Year End Roll	12/18/2019
2019	101	FV	258,300	2300	4,424.	469,800	730,400	730,400	Year End Roll	1/3/2019
2018	101	FV	258,300	2300	4,424.	342,700	603,300	603,300	Year End Roll	12/20/2017
2017	101	FV	258,300	2300	4,424.	298,500	559,100	559,100	Year End Roll	1/3/2017
2016	101	FV	258,300	2300	4,424.	254,300	514,900	514,900	Year End	1/4/2016
2015	101	FV	243,800	2300	4,424.	248,700	494,800	494,800	Year End Roll	12/11/2014

!3570!

PRINT

Date	Time
12/29/21	23:16:47

LAST REV

Date	Time
05/14/18	14:15:30
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3570

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWLER RICHARD/	28405-36		4/3/1998	Family	1	No	No	F	

USER DEFINED

Prior Id # 1:	29383
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Meas/Inspect	BS	Barbara S
1/6/2009	Meas/Inspect	294	PATRIOT
3/17/2000	Inspected	264	PATRIOT
3/1/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4424		Sq. Ft.	Site		0	80.	1.25	1									442,177						442,200	

Total AC/HA:	0.10156	Total SF/SM:	4424	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	442,177	Spl Credit		Total:	442,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31878972
Const Adj.:	0.99732524
Adj $ / SQ:	177.560
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427811
Depreciation:	79573
Depreciated Total:	348238

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

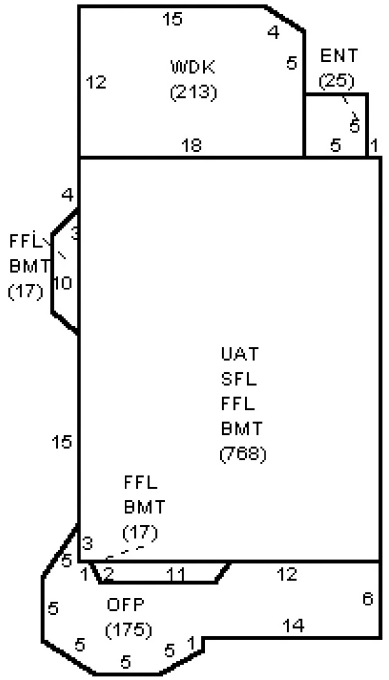
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.56
Special Features:	0	Val/Su Net:	116.96
Final Total:	348200	Val/Su SzAd	221.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	802	53.270	42,721
FFL	First Floor	802	177.560	142,403
SFL	Second Floor	768	177.560	136,366
WDK	Deck	213	10.670	2,272
UAT	Upper Attic	192	124.290	23,864
OFP	Open Porch	175	25.860	4,525
ENT	ENTRY	25	26.330	658
	Net Sketched Area:	2,977	Total:	352,809
Size Ad	1570	Gross Area	3553	FinArea 1762

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	F	FR	1960	26.00	T	50	101			2,300			2,300

More:	N	Total Yard Items:	2,300	Total Special Featues:		Total:	2,300

IMAGE

AssessPro Patriot Properties, Inc